

7294-7298 UNIVERSITY AVENUE

La Mesa, CA 91942



12 MONTHS FREE RENT ON A 10 YEAR LEASE

AVAILABLE FOR LEASE or FOR SALE

HANNAH CHEADLE

Sales & Leasing Associate
Hannah@PacificCoastCommercial.com
(619) 940-4811
Lic. 02169277

BRIAN CREPEAU

Vice President Brokerage & Asset Management
Brian@PacificCoastCommercial.com
(619) 572-9813
Lic. # 01169628

OFFICE (619) 469-3600

10721 Treena St., Ste 200
www.PacificCoastCommercial.com
Lic. 01209930



PROPERTY SUMMARY

PROPERTY ADDRESS	7294-7298 University Avenue La Mesa, CA 91942
PROPERTY TYPE	Retail / Mixed Use
ZONING	City of La Mesa Zone C – Commercial Chapter 24.08 - Floodway Overlay (Zone F) Chapter 24.11 - Urban Design Overlay (Zone D) Chapter 24.18 - MIXED USE OVERLAY (Zone MU)
AVAILABLE SQ. FT.	11,835 SF / 0.27 Acre
VEHICLES PER DAY	University Avenue: 18,264 VPD Massachusetts Avenue: 22,719 VPD
HIGHEST AND BEST USE	Ideal for General Retail or Office, Automotive Uses (with CUP), Community Center, or Laundromat
LEASE RATE / SALE PRICE	Contact Broker For Pricing
OTHER EXPENSES (NNN)	Contact Broker
PROMOTION	12 Months Free Rent on a 10-Year Lease

SPACE HIGHLIGHTS



Ground Lease,
Lease to Purchase or
Sale Opportunity



Build to Suit

AREA HIGHLIGHTS



Ingress & Egress on both Yale and
University Aves



Close Proximity to I-8,
94 Freeway & 125 Freeway



Corner Lot
Lighted Intersection



Adjacent to
Starbucks Coffee



7294-7298

UNIVERSITY AVENUE



DRIVE TIMES



4 Minutes

Highway 125



5 Minutes

Downtown
Lemon Grove



7 Minutes

I-8 Freeway



4 Minutes

Highway 94



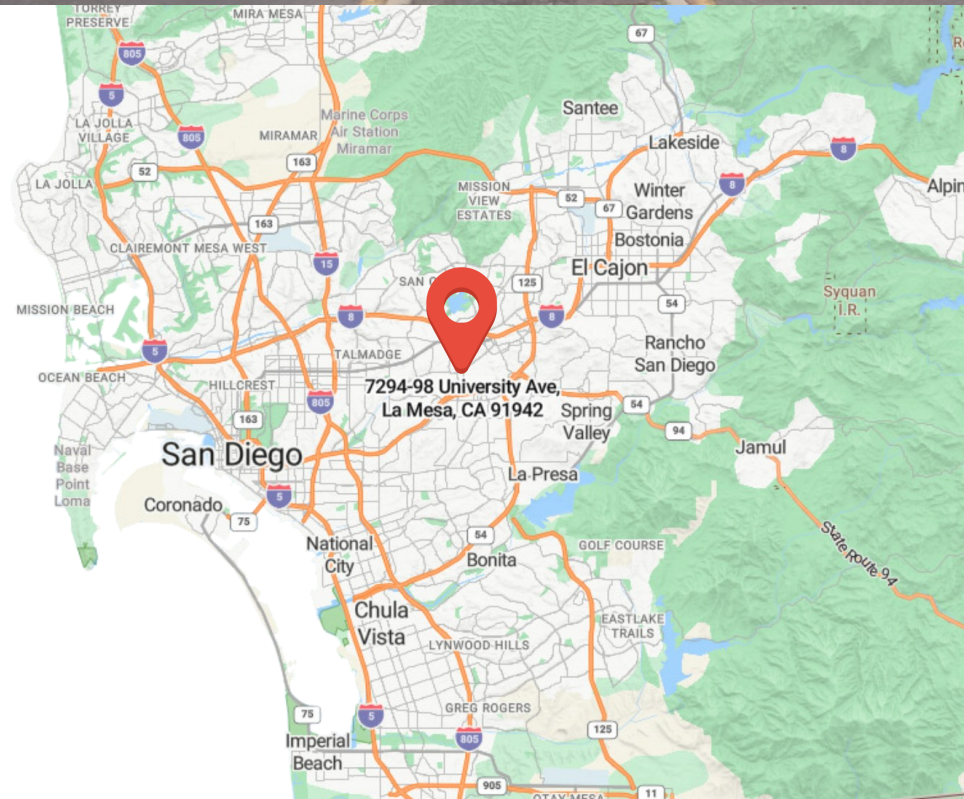
6 Minutes

Downtown
La Mesa



10 Minutes

San Diego
State University





POPULATION

	1 mile	3 mile	10 mile
Total Population (2023)	23,726	195,641	1,423,999
Total Population (2028)	23,356	192,388	1,406,322
Median Age	38.9	36.3	37.3



HOUSEHOLDS

	1 mile	3 mile	10 mile
Owner Occupied	4,545	33,218	237,618
Renter Occupied	4,627	36,089	265,718
Total Households	9,172	69,307	503,336
Avg Household Income	\$ 93,084	\$ 92,132	\$ 100,823



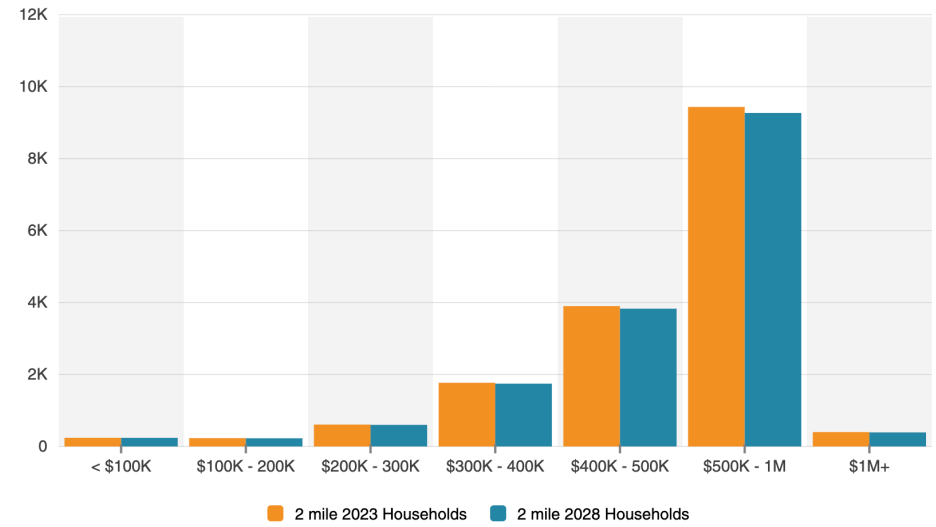
BUSINESS

	1 mile	3 mile	10 mile
Total Businesses	1,081	7,898	76,605
Total Employees	6,761	59,253	699,763
Consumer Spending	\$ 318.6M	\$ 2.4B	\$ 17.8B

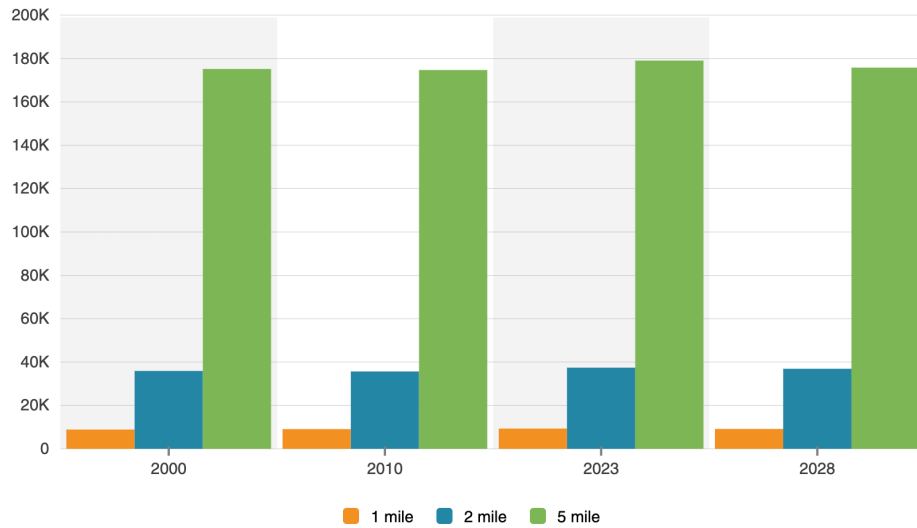
Housing Occupancy



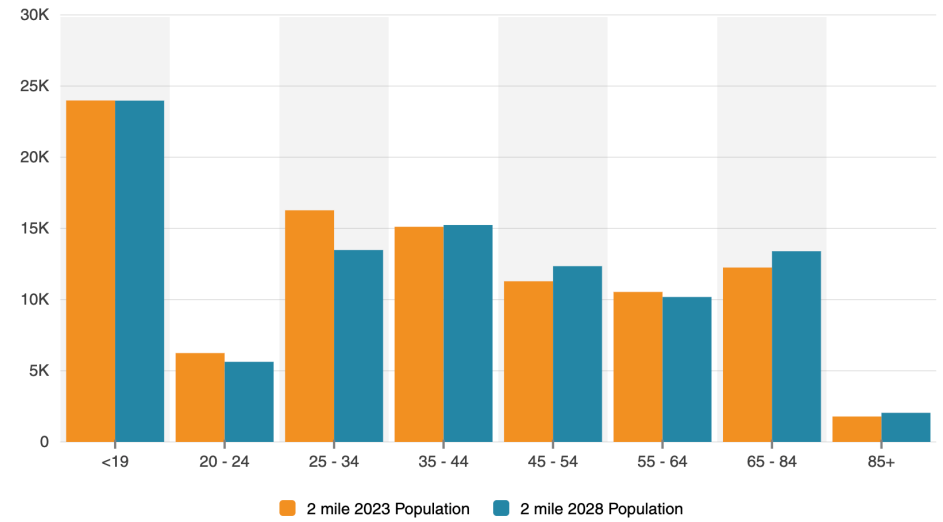
Home Values



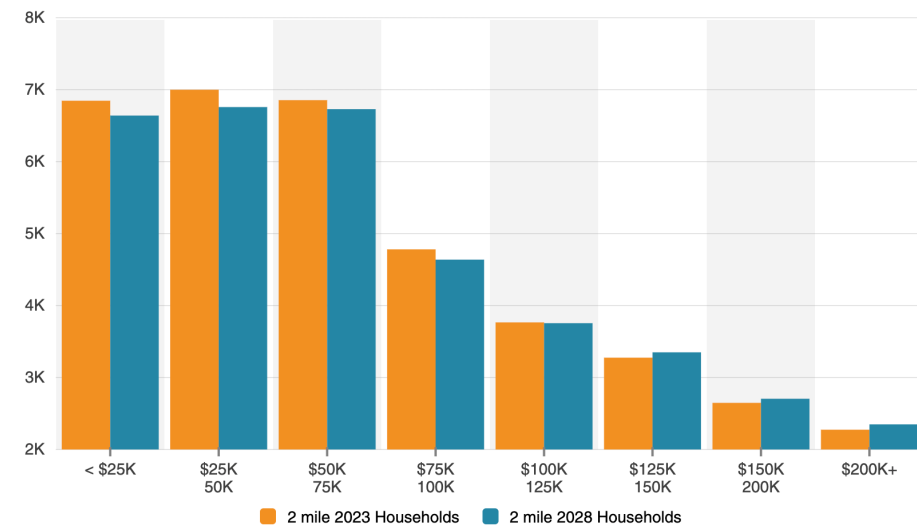
Households



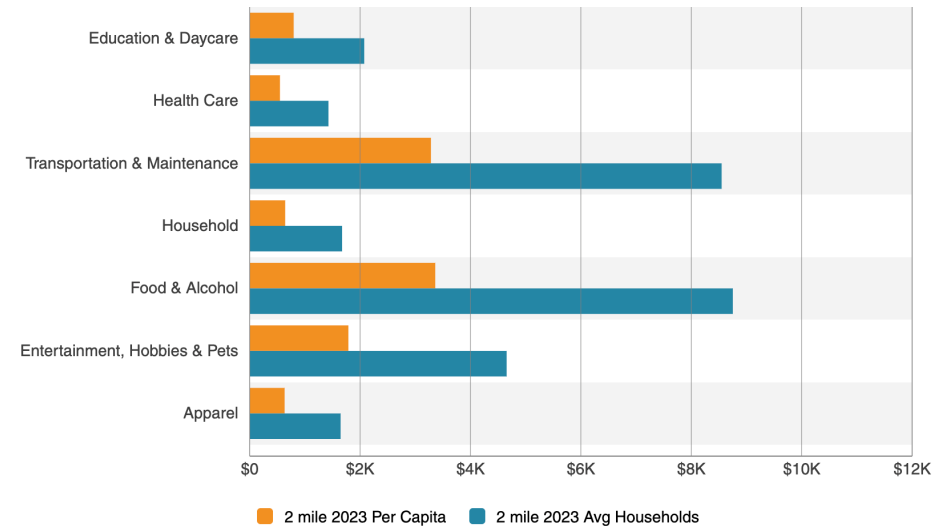
Population By Age



Household Income



Per Capita & Avg Household Spending



NEARBY AMENITIES



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